

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****MAY 25, 2011**

**APPEAL #19086 – Peter Prudente**, variance 70-229.A for non-compliance with previous appeal #5504, encroachment into a required side yard setback; N/side #21 Rockwood Ave., 60' W/of Shadyside Ave., Port Washington, Sec. 4, Blk. 20, Lots 5, 48, 49, & 130, R-B District.

**GRANTED**

**APPEAL #19087 – Christopher Sears**, variance 70-100.2.A(2) to permit the erection of a fence into a required front yard setback; S/W/cor. #116 Bayview Ave. & Mackey Ave., Port Washington, Sec. 5, Blk. 54, Lot 32, R-C District.

**GRANTED WITH CONDITIONS**

**APPEAL #19088 - Elaine McGrath**, variance 70-100.1.B to permit the maintenance of a detached garage encroaching into required side and rear yard setbacks; S/side #1919 Stewart Ave., 174.45' W/of 80th Ave., New Hyde Park, Sec. 8, Blk. 132, Lot 121, R-C District.

**GRANTED**

**APPEAL #18089 – Jason Zhou**, variance 70-100.2.A(4)(b) to permit the maintenance of a fence not in compliance with Town Code; W/side #23 Allen St., 229' N/of Hillside Ave., New Hyde Park, Sec. 9, Blk. 61, Lot 23, R-C District.

**GRANTED**

**APPEAL #19090 – Thomas Iannotti/Kurt Jacobs, R.A.**, conditional use 70-45.A and variances 70-50.C and 70-230 to permit additions and alterations not in compliance with Town Code to a single family dwelling into a required front yard setback and a conversion to a mother-daughter use; N/side #295 Curtis Ave., 60' E/of Lindbergh Blvd., Carle Place, Sec. 10, Blk. 35, Lot 94, R-C District.

**RESERVED DECISION**

**APPEAL #19091 – Four Girls Yogurt LLC/Musso 3636 LLC**, conditional use 70-126 to permit the conversion of a retail space into a food use; E/side #1005 Port Washington Bld., 100' N/of Campus Dr., Port Washington, Sec. 6, Blk. 80, Lot 50, B-A District.

**GRANTED WITH CONDITIONS**

**APPEAL #19092 – Matthew Korn, R.A./J. Golan**, variance 70-50.C to permit the erection of a new one family dwelling into a required front yard setback; W/side #22 Meadow Dr., 210' N/of Lea Pl., Albertson, Sec. 7, Blk. 212, Lot 17, R-C District.

**ADJOURNED**

**APPEAL #19093 – Regency Sign/Park East, LLC**, variance 70-196.J to permit the erection of wall signs exceeding the number permitted by Town Code; N/E/cor. #231 Old Country Rd., Carle Place, Sec. 10, Blk. N, Lot 28, I-B District.

**GRANTED**

**APPEAL #19094 – Too Lean Corp./Deli on Rye**, variance 70-225(7)(a) to permit kitchen alterations to an existing restaurant; N/E/cor #1008 Willis Ave. & I.U. Willets Rd., Albertson, Sec. 7, Blk. 230, Lot 45, B-A District.

***GRANTED WITH CONDITIONS***

**APPEAL #19095 – NSUH/LIJ Health Care System**, variances 70-96.9.A and 70-96.9.B & E to permit a multi-story addition to an existing hospital with established insufficient front and side yard setbacks; E/side #300 Community Drive, 347.51' S/of Community Drive, Manhasset, Sec. 3, Blk. E, Lot 88, Hospital District.

***GRANTED***

**ADJOURNED CASE**

**APPEAL #19064 – Michael Thomas**, variances 70-102.C(1) and 70-100.2.A to permit the maintenance of an above ground pool and fence into a required front, side, and rear yard setback; E/side #224 Wright St., 275' S/of Broadway, Westbury, Sec. 11, Blk. 41, Lot 16, R-C District.

***GRANTED***

**CONTINUED CASE**

**APPEAL #19067 – Grammas Consultants/Luis Arroyo/7-11**, conditional use 70-126.F to permit the conversion of an existing service station into a convenience store; N/W/cor. #285 Old Country Rd., and Lindbergh Rd., Carle Place, Sec. 10, Blk. 47, Lot 68, B-A District.

***RESERVED DECISION***

**REOPENED CASE**

**APPEAL #18699 – AVR – Carle Place Associates, LLC**, request to modify the conditions of prior appeal #18699 under 70-225.A of Town Code; S/side Westbury Ave., 206' W/of Glen Cove Rd., Carle Place, Sec. 9, Blk. 663, Lots 43 & 44, I-B District.

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